



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JUNE 2, 2010

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Danny Kato, Senior Planner
Roxanne Milazzo, Associate Planner
Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
 - a. Ms. Reardon reported that Item C, 317 Pueblo Street is continued to June 16, 2010.
- B. Announcements and appeals.
 - a. Ms. Reardon announced confirmation that the appeal of Staff Hearing Officer denial for 401 ½ Old Coast Highway will be heard by the Planning Commission on June 10, 2010.
- C. Comments from members of the public pertaining to items not on this agenda.

None.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

- A. **APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC., AGENT FOR FORBES PERKINS, 885 MOUNTAIN DRIVE, APN 021-050-034, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2009-00467)**

The 3.38 acre lot was previously developed with a single family residence and detached two-car garage destroyed in the Tea Fire. The proposed project involves construction of a new 2,508 square foot residence and detached two-car garage with

storage. The discretionary applications required for this project are Modifications to permit a raised patio within the required 15' interior yard setback, a wall to exceed the maximum allowable height of 8' within a required yard, and an accessory building to be located within the front yard (SBMC § 28.15.060, 28.87.160 & 28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Present: Trish Allen and Heidi Jones, Agents; Forbes Perkins, Owner.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:15 a.m.

A letter in support of keeping the accessory building and in opposition from Paula Westbury was acknowledged.

The Public Hearing was closed at 9:16 a.m.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

ACTION:

Assigned Resolution No. 026-10

Approved the subject application making the following findings and determinations:

The Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot, because the proposed patio, enclosure wall, and accessory structure will allow for amenities on this property that are in appropriate locations, and that will not result in impacts to adjacent neighbors.

Said approval is subject to the condition that the existing accessory building be permitted or removed prior to issuance of a Certificate of Occupancy for the residence.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

ACTUAL TIME: 9:22 A.M.

B. **APPLICATION OF JEFF SHELTON ARCHITECT FOR JON THOMAS TERRELL AND SALLY ANNE TERRELL, PROPERTY OWNERS, 321 E. CANON PERDIDO STREET, APN 029-301-019, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCE: OFFICES AND RESIDENTIAL (MST2009-00220).**

The proposed project involves the conversion of an existing four-bedroom two-story residence into two condominiums on a 7,900 square foot parcel adjacent to El Caserio. Unit A will be a 1,671 square foot two-bedroom condominium with a 392 square foot two-car garage and a 281 square foot one-car garage. Unit B will be a 1,289 square foot two-bedroom condominium with a 424 square foot two-car carport. The proposed exterior alterations include enclosing a 145 square foot open deck, constructing 665 square feet of roof deck and a new exterior stairway.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC 27.07 and 27.13); and
2. A Condominium Conversion Permit to convert one (1) existing residential unit to two (2) condominium units (SBMC 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 1530 Existing Facilities, for the division of existing multiple-family residences into common interest ownership.

Present: Jeff Shelton, Architect.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Kelly Brodison, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:28 a.m.

David Chavez, next door neighbor, asked about possible impacts to his property.

A letter in opposition from Paula Westbury was acknowledged.

The Public Hearing was closed at 9:43 a.m.

Mr. Sheldon stated that the project site is being treated with sensitivity; the only proposed changes visible from Canon Perdido are a low wall and a staircase. Ms. Reardon explained that the structure was originally a single family home which was converted into a duplex, then it was converted back to a single family house, and is currently proposed to again be converted into two condominium units.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Ms. Reardon questioned the nonconforming garage. Ms. Brodison explained that a laundry room located in the garage will encroach into the 20x20 foot minimum dimension.

Ms. Reardon questioned whether the trash enclosure located within the setback was permitted. Ms. Brodison responded that archive research produced permits for structure located within the setback where a planter wall currently exists. Mr. Sheldon agreed to either relocate the trash enclosure out of the setback or apply for a Modification.

ACTION:

Assigned Resolution No. 027-10

Approved the project making the findings contained in Section VIII of the Staff Report dated May 26, 2010, and subject to the Conditions of Approval contained in Exhibit A as amended at the hearing.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

C. **APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC., AGENT FOR SANSUM CLINIC, 317 W. PUEBLO STREET, APN 025-172-028, C-O MEDICAL OFFICE ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC & INSTITUTIONAL (MST2010-00107)**

The 2.69 acre site is currently developed with the Sansum Clinic. The proposed project involves the installation of a 370 square foot MRI trailer on the site. The discretionary application required for this project is a Modification to permit the trailer to be located within the required six-foot interior setback (SBMC §28.51.060.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305

CONTINUED TO JUNE 16, 2010

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:52 a.m.

Submitted by,



Gloria Shafer, Staff Hearing Officer Secretary